047.0	0006	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	991,100 /	991,100
					USE VALUE:	991,100 /	991,100
					ASSESSED:	991,100 /	991,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172	-174	FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MESSURI ANNETTE M & ANTHONY M	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	172 FRANKLIN ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MESSURI ANTHONY M & ANNETTE M/ -
Owner 2:	LIFE ESTATE -
Street 1:	172 FRANKLIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,949 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2748 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4949.000	531,200	5,100	454,800	991,100
Total Card	0.114	531,200	5,100	454,800	991,100
Total Parcel	0.114	531,200	5,100	454,800	991,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.73 | /Parcel: 360.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 33564
GIS Ref:
GIS Ref:
Insp Date: 11/10/18

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	531,300	5100	4,949.	454,800	991,200	991,200	Year End Roll	12/18/2019
2019	104	FV	394,800	5100	4,949.	483,200	883,100	883,100	Year End Roll	1/3/2019
2018	104	FV	394,800	5100	4,949.	352,500	752,400	752,400	Year End Roll	12/20/2017
2017	104	FV	369,500	5100	4,949.	307,000	681,600	681,600	Year End Roll	1/3/2017
2016	104	FV	369,500	5100	4,949.	261,500	636,100	636,100	Year End	1/4/2016
2015	104	FV	328,000	5100	4,949.	255,800	588,900	588,900	Year End Roll	12/11/2014
2014	104	FV	328,000	5100	4,949.	210,300	543,400	543,400	Year End Roll	12/16/2013
2013	104	FV	341,700	5100	4,949.	200,100	546,900	546,900		12/13/2012

!4009!

PRINT

Date	Time
12/10/20	19:06:37

LAST REV

Date	Time
04/09/19	15:21:37
apro	
4009	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MESSURI ANTHONY	67835-267		8/18/2016	Convenience	1	No	No		
MESSURI ANTHONY	67460-283		6/20/2016	Convenience	1	No	No		
MESSURI ANTHONY	60425-451		11/6/2012	Convenience	1	No	No		
MESSURI ANTHONY	46148-256		9/28/2005	Family	1	No	No		
	9911-51		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2007	1057	Siding	24,800	C				CEDAR IMPRESSION S

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	372	PATRIOT
3/1/2000	Measured	270	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	33564
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4949		Sq. Ft.	Site		0	80.	1.15	1									454,777						454,800	

Total AC/HA: 0.11361 | Total SF/SM: 4949 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,777 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07544565
Const Adj.:	0.98980200
Adj $ / SQ:	180.961
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	652611
Depreciation:	121386
Depreciated Total:	531225

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5		Baths: 2				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

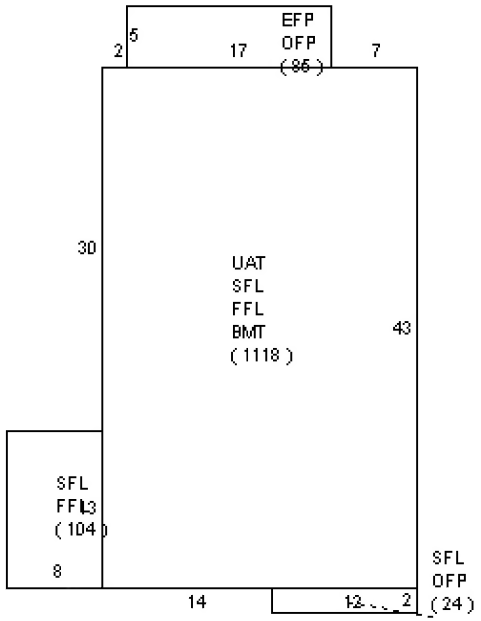
No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.96
Special Features:	0	Val/Su Net:	130.84
Final Total:	531200	Val/Su SzAd	215.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,246	180.960	225,478
FFL	First Floor	1,222	180.960	221,135
BMT	Basement	1,118	54.290	60,694
UAT	Upper Attic	280	126.670	35,405
OFP	Open Porch	109	31.310	3,413
EFP	Enclos Porch	85	58.650	4,985

Net Sketched Area:	4,060			Total:	551,110
Size Ad	2468	Gross Are	4898	FinArea	2748

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100